

Affordable Rental Opportunities Now Available:

The Galloway, Pleasanton

Essex Development and the City of Pleasanton announce the availability of 38 Below Market Rent Apartments located in the Galloway development (4863 Willow Road, Pleasanton, CA 94588). (Development website: www.gallowaypleasanton.com) A pre-application process will be administered by Essex development and the City to determine the screening order in which full applications will be considered for the Below Market Rent units.

The units will be made available for lease from May through September 2016. The 38 Below Market Rent (BMR) apartments will include; (3) Studios, (15) 1-bedroom, (13) 2-bedroom, (4) 3-bedrooms. Two 1-bedroom units and one 2-bedroom BMR unit will be ADA accessible and available for lease by persons with physical disabilities. All BMR units are available for very low income persons/households earning up to the 50% of the Area Median Income (AMI) limit established by the City adjusted for household size (see income limits below).

2016 Income Limits

Household Members	50% AMI Income Limit
1	\$32,750
2	\$37,450
3	\$42,100
4	\$46,800
5	\$50,550
6	\$54,300
7	\$58,050

Below Market Rent Levels

Apartment Size	Monthly Rent	Minimum HH Size	Maximum HH Size
Studio	\$819	1	2
1 Bedroom	\$936	1	3
2 Bedroom	\$1,053	2*	5
3 Bedroom	\$1,264	3	7

*May be waived in circumstances of documented disability accommodation.

Interested households must meet the minimum and maximum of household size requirements persons (unit size must accommodate family size), cannot exceed the above referenced income requirements, and must be able to afford the total monthly housing costs (see program guidelines for details). Applicants will be required to submit a Pre-application for placement into a selection process to determine the order for screening according to the Pleasanton Community Preference criteria for affordable housing programs. Only pre-qualified households will be notified and placed in the selection process to determine applicant order of screening for a unit.

HOW TO APPLY:

Pre-application forms, eligibility guidelines and other information is available **online** at the City's website: <http://www.cityofpleasantonca.gov/resident/housing/rentals/belowmarket.asp>

Printed copies of the application will be available at the following locations:

Pleasanton Library, 400 Old Bernal Avenue

Pleasanton Senior Center, 5353 Sunol Blvd.

City of Pleasanton, 200 Old Bernal Avenue

Applications must be delivered by mail or in person before the deadline. Applications may not be emailed or faxed. Only 1 application may be submitted per household.

By Mail to: Galloway Leasing Office

4863 Willow Road

Pleasanton, CA 94588

In Person: City of Pleasanton Housing Division

200 Old Bernal Road

Pleasanton, CA 94568

(Hours 8am – 5pm)

Applications will be accepted no later than **Friday, May 6, 2016 at 5:00 pm**, no exceptions or consideration will be given to applications received after the deadline date.

***Informational Sessions** will be held at the **Pleasanton Senior Center** (5353 Sunol Blvd.) on the following dates/times: **Monday, April 18th** from **5:30 – 6:30 p.m.** and **Thursday, April 21st** from **10:30 – 11:30 a.m.** Seating capacity is limited.